



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
September 13, 2022**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Present: Chair: Roger Adams; Commissioners: Steve Keating, Virginia See, Lori Goodsell, and Anita Secord; City Council Member/Liaison: Mike Feldmann

Staff Present: City Administrator: Scott Weske; and Planning Consultant: Hannah Rybak

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner See moved to approve the agenda as presented. Commissioner Secord seconded. Ayes: all.

CONSENT AGENDA

- A. Minutes of the August 23, 2022 Planning Commission Meeting

Commissioner See moved to approve the Consent Agenda as presented. Commissioner Goodsell seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

- A. Continued – Planning Case #2022-01/Request for Approval of Village Design Guidelines Review for The Borough Apartment Project to be located at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W (Applicant/Owner: North Shore Development Partners)

Chair Adams reminded the Commission that this item had been continued from the August 23, 2022 meeting because there were some concerns about some design elements, such as the color scheme.

Planning Consultant Rybak displayed the original site rendering and reviewed the original approval for three buildings of one design type and four buildings of a differing type. She explained that each of the two building types had their own color scheme; both contained dark gray to tie them together; one building type also included brick red blend and light gray; and the other included an

orange brick blend and a cream color. She stated that while that design amounted to five colors in total, the prior design did not exceed three on each individual building within the development and was deemed permissible by the Planning Commission at that time. She presented the updated site rendering that is being proposed and noted that the colors have a more accurate depiction that is not so 'black and white'. She commented that the buildings all would utilize the same materials and color, but the pattern of material use is altered slightly with each different building configuration. She explained that at the last meeting, the brick color had been inadvertently omitted, and with the brick color included as well as the wood toned soffit paneling accent there were actually four colors in total rather than three. She stated the revised version complies with the Guidelines featuring a neutral toned darker gray, lighter cream, and a neutral toned warm gray for the colors. She noted that the building materials will be CFB panels and CFB siding, manufactured stone, and the lighter cream for the soffit panel would be the same color as the siding and no longer wood-look in appearance. She added that the applicant would like to keep the wood panel accent that they have previously presented on the corners of Buildings E and F. She gave an overview of other recently approved projects in the City such as the Zvago and Aava Vetta developments that incorporate the darker/lighter design contrast and noted that there is nothing in the Village Design Guidelines that say this is a problem, and the Guidelines do actually state that contrast is needed in some design elements.

Enrico Williams, Kaas Wilson Architects, thanked the Commission for allowing them to continue this conversation and stated that he believes they have brought back a bit more design clarifications for Commission consideration. He reported that he had also brought material samples for the Commission's review; indicated that they are proposing four materials and three colors for the front of the buildings; and reviewed the various building materials and where they planned to use them. He reflected that he feels the City wants to make sure that the design does not feel frenetic, over-stimulating, or would be perceived visually as overly aggressive. He observed that he felt the use of the proposed wood accent would bring a sense of harmony, a blended affect, would also add a sense of balance, and would allow for another layer of richness and warmth without competing with the primary building materials.

Chair Adams asked what building material would be used for the pergola area.

Mr. Williams responded that it would be a painted prefinished aluminum and would align with what they are planning. He explained that it would most likely be a dark bronze.

Commissioner Goodsell requested a closer look at the building materials.

Mr. Williams mentioned that he hoped the revised renderings and the actual building material samples would help paint a clearer picture of their vision for this project.

Chair Adams recalled that he had participated in creating the Village Design Guidelines which he felt was a long valuable process for the City. He added that one of the frequent comments that had come up during the process was that there was a desire for the City to look like more like downtown Excelsior. He showed pictures of some apartments/townhomes from Excelsior and noted that he could count six colors that were used in a particular project. He pointed out that he doesn't want the Commission to get stuck on the need for just three colors because he thinks there needs to be some flexibility. He stated that he really likes the wood accent panels because he thinks they break up the buildings and reduce the trend towards monolithic structures.

Commissioner Goodsell stated that she agreed, but her concern was that the wood accents are very trendy right now but in 10 years could be outdated.

Commissioner Secord indicated that she does not want to see dull and boring design, she would rather see something that will look nice right now, and added that she liked the wood accent screen.

Commissioner Goodsell asked how often people go and refresh outdated portions of the buildings like this.

Mr. Williams replied that it was probably along the same basic timeline as when you would paint a home.

Chair Adams suggested that in his mind that would most likely be every 15-20 years.

Rybak advised that the developer has also shared that the panels on the corner would be removable and not integral to the structure, so it would be easier for them to update the building without having to do a full upgrade.

Commissioner See thanked the developer for being willing to work with the City and come back before the Commission with the building materials so they could see them.

Commissioner Goodsell also expressed her appreciation to the developer for being willing to accommodate the Planning Commission's concerns.

Commissioner Keating moved to approve the Village Design Worksheet, as submitted, with the added wood panel accents. Commissioner Secord seconded. Ayes: all.

OTHER BUSINESS

A. Council Liaison Report

Council member Feldmann gave a brief update on recent Council discussion and actions taken. He encouraged the Commission to take the time to watch the portion of the recent Orono City Council meeting where they discussed the Fire Department situation.

B. Commission Member Business

The Commission discussed areas in the City where there is a problem with speeding and going through stop signs and signals. City Administrator Weske responded that he would contact the Police Department and communicate the Commission's concerns.

C. Staff Business

None.

ADJOURN

Hearing no objection, Chair Adams adjourned the meeting by general consent at 7:14 pm.

Respectfully submitted,

Scott Weske
City Administrator